

AMENDING OFFICIAL ZONING MAP

4200 AND 4206 UNITED STREET, GENERALLY DESCRIBED AS NORTHEAST OF UNITED STREET AND NORTHWEST OF ASHLAND DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **CD-C-M (Conditional District Commercial Medium)** to **CD-C-M (Conditional District Commercial Medium)**.

The area is described as follows:

BEGINNING at a point at or near the eastern right-of-way of United Street, a common corner with now or formerly Molly Wall Shina, Trustee of the Eva Sartin Wall Irrevocable Trust dated March 29, 2022 (D.B. 8597, Pg. 595); thence North 19° 38' 00" East 124.60 feet to a point; thence South 86° 05' 00" East 131.50 feet to a point; thence South 29° 29' 30" West 4.43 feet to a point; thence South 43° 23' 15" East 131.54 feet to a point; thence South 86° 08' 30" East 92.28 feet to a point; thence South 02° 50' 30" West 37.22 feet to a point; thence South 71° 53' 00" West 238.39 feet to a point; thence North 49° 00' 00" West 165 feet to a point, the Point and Place of BEGINNING.

Section 2. That the zoning amendment from CD-C-M (Conditional District Commercial Medium) to CD-C-M (Conditional District Commercial Medium) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to all uses permitted in the C-M zoning district except: Sexually Oriented Businesses; Bars, Nightclubs, and Brewpubs; Car Washes; Pawnshops; Junked Motor Vehicles; Automobile Towing and Storage Services; Land Clearing and Inert Debris Landfills, Minor (Temporary Use); Automobile, Boat, and Motorcycle Repair Services, Major and Minor; Truck and Utility Trailer Rental and Leasing; Gun Shops; any Drive-through use; and Convenience Stores (with or without fuel pumps).
2. Any outdoor storage of equipment or material must be fully screened from ground level view. This condition shall not apply to outdoor display of automobiles in connection with any vehicle sales use.
3. **Required vegetation materials for any street planting yard fronting United Street shall be of evergreen material for year round screening.**
4. **The exterior of the existing buildings shall be painted in earth-toned colors.**
5. **Freestanding exterior lighting shall be limited to 25 feet in height and be located no closer than 30 feet to the right-of-way of United Street.**
6. **No freestanding signage shall be permitted within 30 feet of the right-of-way of United Street.**
7. **This site shall only be open to the public between 7:00am and 8:00pm.**
8. **Prohibited fence materials shall include barbed wire and chain-linked/woven wire.**

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-M (Conditional District Commercial Medium)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on February 21, 2023.